

---

## 3.0 PROJECT DESCRIPTION

---

The proposed Martis Valley Community Plan would update the existing Placer County portion of the Martis Valley General Plan that was originally adopted in 1974. As described in Section 1 (Preface) of the Martis Valley Community Plan, the update is intended to address new environmental and socioeconomic conditions of the Martis Valley area as well as bring the original Martis Valley General Plan goals and policies into consistency with the 1994 Placer County General Plan.

The following is the EIR project description of the proposed Martis Valley Community Plan, consistent with the requirements of CEQA Guidelines Section 15124 and the Placer County Environmental Review Ordinance.

### **3.1 LOCAL AND REGIONAL SETTING**

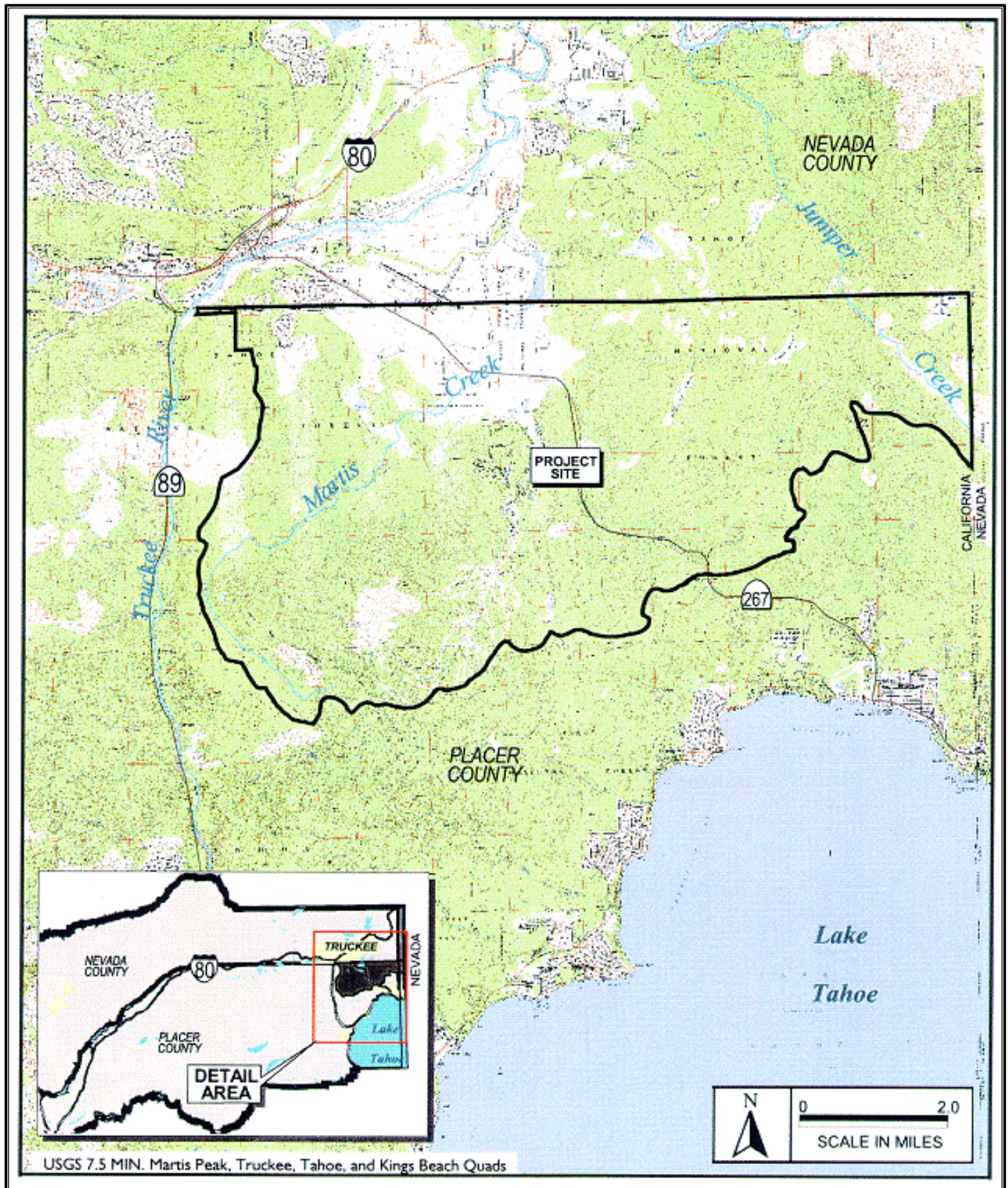
The Martis Valley area consists of an area of land that is approximately 70 square miles (44,800 acres) in the central Sierra Nevada Mountains and is located within both Placer and Nevada Counties (see **Figure 3.0-1**). Urban land uses in the Martis Valley area generally consist of residential, commercial, office, recreational and public uses within and adjacent to the Town of Truckee. Residential, recreational and resort development occurs outside of the Town of Truckee, such as the Lahontan community and Northstar-at-Tahoe. Land uses in the Martis Valley area are currently guided by Placer County (via the Martis Valley General Plan, Placer County General Plan and the Zoning Ordinance), the Town of Truckee (Town of Truckee General Plan and Zoning Ordinance), Nevada County (Nevada County General Plan and Zoning Ordinance), and the U.S Forest Service (Sierra Nevada Framework for Conservation and Collaboration). The reader is referred to Section 4.1 (Land Use) regarding a further description of land use and applicable land use plans in the Martis Valley area.

Natural features in the Martis Valley area include Donner Lake, Martis Reservoir, the Truckee River and associated tributaries to the Truckee River (e.g., Donner Creek, Cold Creek, Martis Creek, Juniper Creek), varying topographic conditions (Martis Peak, Mount Pluto and Lookout Mountain), and vegetation communities consisting of great basin sage scrub, mixed coniferous forest, montane chaparral, ruderal, montane meadow, red fir forest, and riparian scrub. The reader is referred to Section 4.9 (Biological Resources) regarding biological resources in the Martis Valley area.

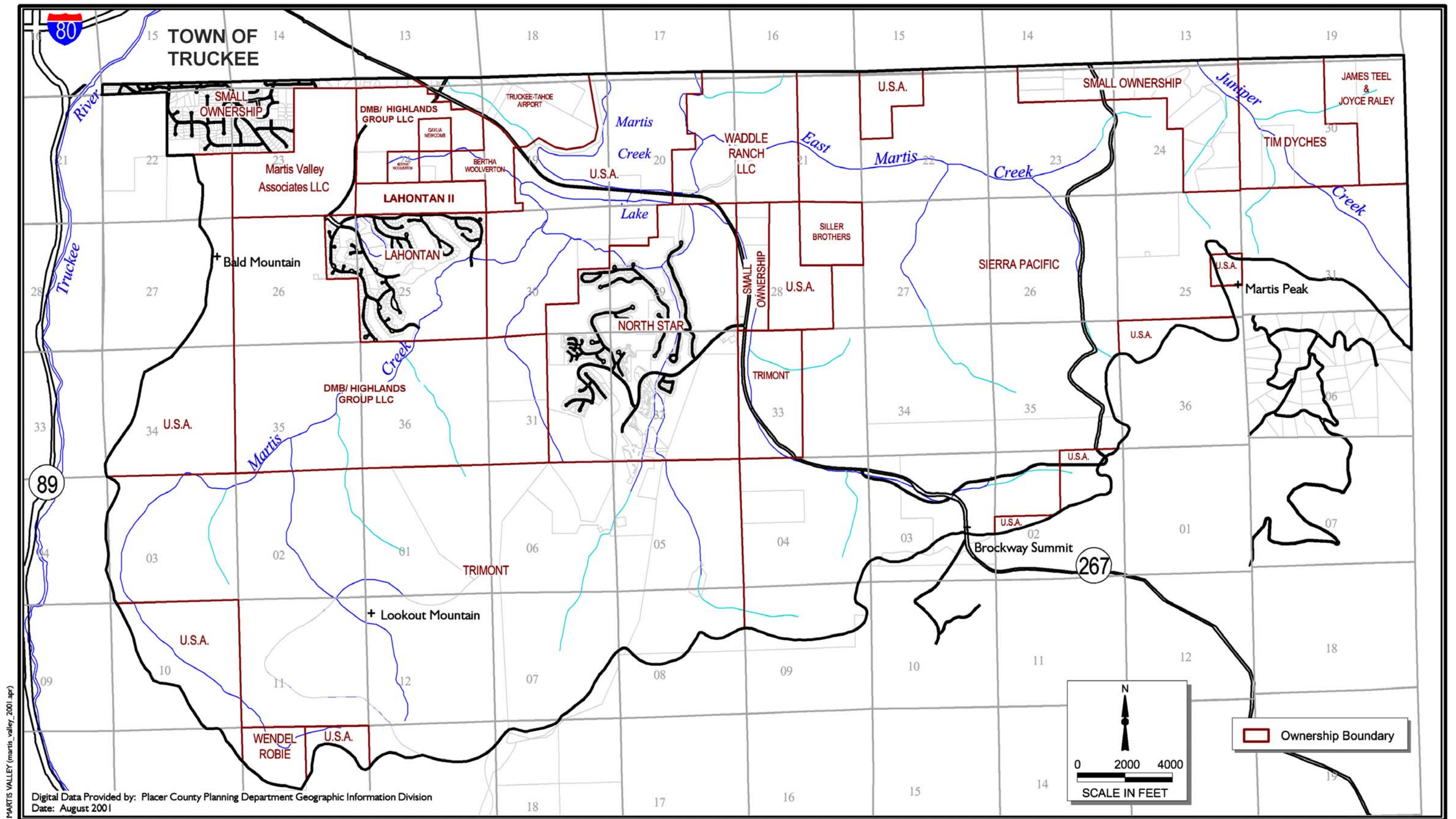
The Placer County portion of Martis Valley (referred to hereafter as the "Plan area") consists of approximately 25,570 acres, or roughly 57 percent of the total acreage of the valley (see **Figure 3.0-2**). Elevations in the Plan area range from approximately 5,800 feet mean seal level (msl) along the valley floor to approximately 8,600 feet msl along the southern mountain ridges. General geographic boundaries of the Plan area include the Truckee River to the north and west, the Lake Tahoe Basin to the south, and the California/Nevada State Line to the east.

Natural features located within the area include the Truckee River, Martis Creek, Dry Lake, Gooseneck Lake, and steep terrain (Martis Peak, Mount Pluto and Lookout Mountain) along with forested areas. Prominent land uses in the Plan area include the Truckee-Tahoe Airport, existing residential communities consisting of Ponderosa Palisades, Martiswood Estates, Ponderosa Ranchos, Sierra Meadows and Lahontan, the Northstar-at-Tahoe resort community and the Martis Creek Lake Recreation Area. Land uses in the Plan area are currently regulated by the Martis Valley General Plan (1975), the Placer County General Plan (1994), Placer County Zoning Ordinance and the U.S Forest Service Sierra Nevada Framework for Conservation and Collaboration.









MARTIS VALLEY (martis\_valley\_2001.apr)

FIGURE 3.0-2  
COMMUNITY PLAN AREA

**BACKGROUND OF PLANNING ACTIVITIES ASSOCIATED WITH MARTIS VALLEY**

The current Martis Valley General Plan was adopted in 1975 as a joint effort of Nevada County and Placer County and involved the assistance of the Martis Valley Task Force, which was made up of representatives from Federal, State and local governmental agencies, representatives of property owners, and members of special interest groups such as the Truckee River Task Force and the Sierra Club. The 1975 General Plan addressed growth, development and recreational use of the area as a result of amplified restrictions on expansion within the Lake Tahoe Basin. The primary function of the General Plan was to prescribe growth within the region in an orderly fashion and to allocate specific areas for development that would cause the least impact to the environment. The General Plan assumed a planning horizon of 1990 and was developed to address the following planning assumptions associated with land use in Martis Valley:

- 1) The market for second homes will continue at a rate consistent to that of the past five years.
- 2) Tightening land use and environmental controls as well as rising land costs in the Tahoe Basin will cause the majority of the demand for primary homes and a large portion of second homes to shift to the Martis Valley.
- 3) Traffic along Highways 80 and 267 will continue to increase as the popularity of recreation and resort areas increase at Reno and Lake Tahoe.
- 4) The quality of the natural environment will be substantially degraded unless care is taken to direct growth into areas where the least impact will be felt.
- 5) Protection and enhancement of the natural environment will allow Martis Valley to remain a pleasant place to live, work and pursue recreation.
- 6) The demand for more and better snow ski areas will continue to grow in the Central Sierra region.
- 7) With increasing leisure time, Martis Valley will receive greater pressure for use in the traditional outdoor recreation pursuits.
- 8) Increase in land values, and therefore taxes, force ranchers in the valley to sell their holdings to non-agricultural buyers.

Several of these assumptions associated with land use in the Plan area are still relevant under current (year 2002) conditions.

**SUBSEQUENT LAND USE AND PLANNING CHANGES IN THE MARTIS VALLEY AREA SINCE ADOPTION OF THE MARTIS VALLEY GENERAL PLAN**

The 1975 Martis Valley General Plan designated areas for future development that were expected to occur by the year 1990. However, planned development envisioned for the Placer County portion of Martis Valley under the Martis Valley General Plan has been limited to existing residential development associated with subdivisions adjoining the Town of Truckee (Ponderosa Palisades, Martiswood Estates, Ponderosa Ranchos and Sierra Meadows), Lahontan and expansion of existing uses at Northstar-at-Tahoe (see **Figure 3.0-2**).

### 3.0 PROJECT DESCRIPTION

---

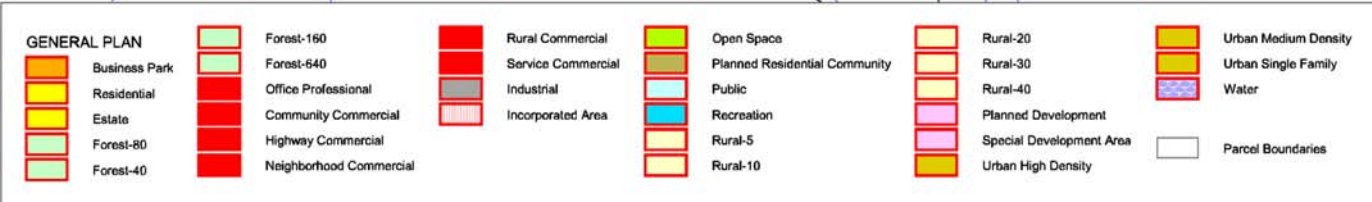
In 1993, the Town of Truckee incorporated and established Town boundaries that make up a majority of the Nevada County portion of Martis Valley. Since incorporation, the Town has adopted the Town of Truckee General Plan (1995) and the Downtown Truckee Specific Plan (1997), which direct urban-type land uses in the Town of Truckee portion of Martis Valley. In addition to land use planning activities by the Town, both Placer and Nevada Counties have adopted updated county-wide general plans in 1994 and 1995, which updated land use designations and policies associated with the unincorporated portions of the counties. **Figure 3.0-3** illustrates current land use designations under the Nevada County General Plan for Martis Valley, while **Figure 3.0-5** shows current Placer County General Plan land use designations for the Placer County portion of Martis Valley. This Martis Valley Community Plan and EIR consider only those lands within Placer County, exclusive of Nevada County and the Town of Truckee.

In addition to land use and jurisdictional changes in Martis Valley, Caltrans is currently in the process of constructing the State Route 267 (SR 267) Bypass project. The Bypass project will realign the current SR 267 corridor from I-80 to a point just north of the Nevada/Placer County line adjacent to the Truckee-Tahoe Airport. A new interchange will be constructed to the east of the existing SR 267/SR89/I-80 interchange, and the existing interchange will be reconfigured. The existing SR 267 will intersect with the Bypass at a signalized intersection adjacent to the airport; other traffic signals will be provided at the I-80/Bypass ramp intersections. The Bypass will be provided with one travel lane in each direction, though bridge structures will allow for future widening to two lanes in each direction. The existing SR 267 northwest of the Bypass will become a Town of Truckee road. This improvement is planned for completion in late 2002.

#### CURRENT DEVELOPMENT PROPOSALS IN THE MARTIS VALLEY AREA

Currently, the Martis Valley area (including the Plan area) is under substantial development pressure. **Table 3.0-1** and **Figure 3.0-4** summarizes large-scale proposed (application under construction) and approved development projects in Martis Valley. The table includes development projects in both Placer and Nevada Counties. In addition to these projects, there are several land areas in the Martis Valley area that have land use designations that would allow for the development of additional residential, recreational, commercial and other uses. The reader is referred to Section 4.0 (Introduction to the Environmental Analysis and Assumptions Used) and Section 4.1 (Land Use).





PMC  
PACIFIC MUNICIPAL  
CONSULTANTS

**FIGURE 3.0-3**



**TABLE 3.0-1**  
**PROPOSED AND APPROVED LARGE-SCALE RESIDENTIAL AND COMMERCIAL PROJECTS**  
**IN MARTIS VALLEY AND THE SURROUNDING AREAS<sup>1</sup>**

Map Number	Name of Project	Use	Number of Dwelling Units	Commercial Square Footage	Acreage	Location	Status
<b>PLACER COUNTY PROJECTS:</b>							
1	Coyote Run Planned Development	Single-family residential development.	22 single-family units	N/A	3.79	South of State Route 267, northwest of the Schaffer Mill Rd and State Route 267 intersection.	Approved
2	Hopkins Ranch	Proposed major subdivision with an 18-hole golf course, a clubhouse and accessory buildings.	87 single-family homes	N/A	285	North of Lahontan project, adjacent to Schaefer Mill Road in Martis Valley.	Proposed
3	Eaglewood	Master Plan community with residential, 18-hole golf course, a clubhouse and park.	510 dwelling units, including 40 affordable housing units	N/A	475	Off of Schaffer Mill Road.	Proposed
4	Martis Creek Estates	Single-family residential.	12 residential lots (10-acre minimum lot size)	N/A	122.4	Across from the entrance to the Northstar-at-Tahoe resort.	Proposed
5	Plumpjack Squaw Valley Inn Expansion	Expansion of the existing Plumpjack Squaw Valley Inn to provide multi-family housing, with parking, exercise facilities	34 multi-family units	N/A		Squaw Valley Road.	Proposed

<sup>1</sup> The projects contained in this table are currently proposed (under application) or approved. The information was derived from official project lists from the jurisdictions, documents and personal communication with Placer County (July 2001; August 2001; April 2002), the Town of Truckee (July 2001; August 2001; September 2001; February 2002; April 2002), and Nevada County (July 2001; September 2001).



### 3.0 PROJECT DESCRIPTION

Map Number	Name of Project	Use	Number of Dwelling Units	Commercial Square Footage	Acreage	Location	Status
6	Homesites at Squaw Creek #2	Residential development with open space, a park and hiking trails.	30 single-family units	N/A		In Bear Creek Valley between Olympic Valley and Juniper Ridge Subdivision.	Proposed
7	Squaw Valley ski lift modifications -- Headwall Cornice II ski lift project and other ski resort improvements at Squaw Valley Ski Resort	Use permit for Headwall Cornice II ski lift as well as ski resort improvements.	N/A	N/A		Squaw Valley Ski Area.	Proposed
<b>NORTHSTAR-AT-TAHOE PROJECTS:</b>							
8	Northstar Village	Residential and commercial development with a conference center and spa	213 dwelling units.	260,000 square feet of commercial, conference facility, spa, underground parking, and mechanical and service space	21	Off of Northstar Drive.	Proposed
9	Northstar-at-Tahoe Employee Housing (Sawmill Heights)	Employee housing, comprised of three 4-story buildings.	96 units with 300 beds (including 96 single occupancy bedrooms).	N/A		Northstar-at-Tahoe.	Approved
10	Northstar-at-Tahoe, Unit 7A Subdivision and Skier Access	Custom residential development with two skier access trails.	15 single-family residential units.	N/A	19 +/-	South of Unit 7 and west of Big Springs Phase IV.	Proposed

### 3.0 PROJECT DESCRIPTION

Map Number	Name of Project	Use	Number of Dwelling Units	Commercial Square Footage	Acreage	Location	Status
11	Schaeffer's Camp Restaurant and ski trails	A 14,000 square foot mountain restaurant and associated ski trails.	N/A	N/A	4.5 +/- (3 acres of trails)	Northstar-at-Tahoe, in the saddle between Mt. Pluto and Lookout Mtn.	Proposed
<b>TOWN OF TRUCKEE PROJECTS:</b>							
12	Riverview Village	Single-family residential lots for affordable housing rentals near Truckee Regional Park.	39 single-family units	N/A	8.11	Riverview Drive near Truckee Regional Park.	Approved
13	Sierra Village	Multi-family residential development with affordable single-family housing units.	72 multi-family units; 57 single-family units	N/A	7.5 +/-	Rockway Road, off of State Route 267 near Martis Valley Road.	Approved
14	Hidden Meadows Condominiums Final Map	Condominium development.	40 condominiums	N/A	4.81	Tahoe Donner, west of Northwoods intersection.	Approved
15	Cambridge Estates (Phases 3 & 4)	Residential development.	63 single-family units	N/A	29.60	East portion of Truckee, off of Dorchester Drive.	Approved
16	Old Greenwood Resort	Resort development including residential, hotel, conference and recreation uses.	326 units (124 full ownership residential lots; 154 fractional ownership; 28 units of employee housing; 20 hotel/lodge units)	65,000 square feet of clubhouse and commercial uses	871	Interstate 80 and Old Truckee Airport Road (Airport Flats).	Proposed
17	The Boulders Condominiums	Condominium development, consisting of single-family residence, duplexes and multi-family residential units.	180 condominiums	N/A	15.82	Deerfield Drive area, west of Highway 89 and south of I-80.	Approved



### 3.0 PROJECT DESCRIPTION

Map Number	Name of Project	Use	Number of Dwelling Units	Commercial Square Footage	Acreage	Location	Status
18	Palisades Townhomes	Townhouse development.	34 townhouse units.	N/A	3.95	South of State Route 267, off of Palisades Drive.	Approved
19	Riverview Townhomes	Townhouse development.	60 townhouse units.	N/A	8.11	North of State Route 267, south of Truckee River.	Approved
20	Alpen Hostel	Hostel.	46 lodging units.	N/A	1.49	Rockway Road, south of SR 267	Approved
21	Gateway East	Mixed use project with commercial, retail, office and residential uses.	5 residential units	34,000	4.29	Donner Pass Road in the Gateway Area near the Tahoe Forest Hospital	Approved
22	Ridgeview at Truckee Townhouses (Ridgeview Village)	Multi-family residential development.	76 townhomes	N/A	9.97	Downtown area, south of I-80 and east of Bridge Street.	Proposed
23	Truckee Townhomes	Multi-family residential development.	31 townhomes	N/A	2.39	Downtown area, north of State Route 267.	Proposed
24	Pineforest at Truckee Subdivision	Single-family residential development.	118 single-family units.	N/A	237.7	Prosser area, ¼ mile south of Alder Dr.	Approved
25	Sierra View Townhomes	Townhome subdivision.	73 townhomes.	N/A	18.52	South of State Route 267, ¼ mile north of Truckee Airport Rd.	Proposed
26	Deerfield Village	Affordable housing project.	180 multi-family units.	N/A	23.63	South of I-80 and west of Highway 89.	Proposed

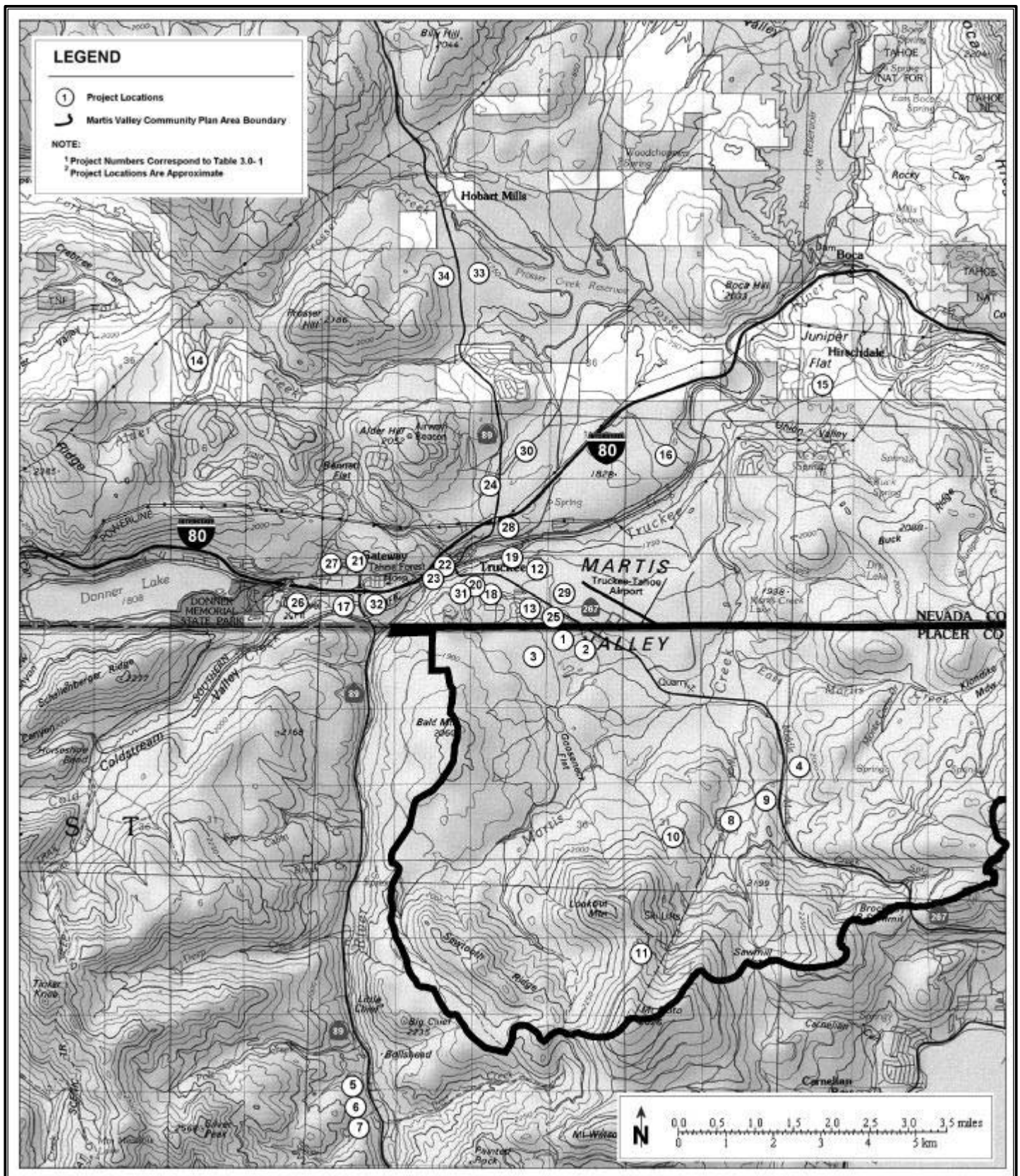
### 3.0 PROJECT DESCRIPTION

Map Number	Name of Project	Use	Number of Dwelling Units	Commercial Square Footage	Acreage	Location	Status
27	Northern Pass Village Center	Commercial and Grocery; includes retail and a bank.	N/A	64,500 (40,000 of which is grocery)	7.72	Gateway area, northeast corner of Donner Pass Rd. & Northwoods Blvd.	Proposed
28	Marriott Lodging Center	Mixed-use development with lodging, commercial and residential uses	25 residential units; 120 lodging units.	43,600	11	East Jiboom Street, west of SR 267 and south of I-80	Proposed
29	Planned Community-3 "PC-3" Specific Plan	Specific Plan for industrial and commercial development, including a proposed 63,000 square foot Raley's Superstore.	N/A	850,000	868	North of State Route 267, east of Joerger Drive.	Proposed
30	Gray's Station (formerly the Planned Community-2 "PC-2")	Mixed-use project with commercial and residential uses, 25 lofts, 50 lodging units, recreation, 103-acre golf course and clubhouse, 32-acre school site, 13-acre recreation site, 5.3-acre church site, and 375 acres of open space.	600 residential units (including single-family, cottage, patio and attached)	25,000	784	North of I-80 off of Prosser Dam Road.	Proposed
31	Hilltop Master Plan	Mixed-use project with residential, commercial, office and lodging.	100 single-family units; 250 multi-family units; 150 lodging units.	15,000 (with 10,000 office)	34.91	South of State Route 267, off of Rue Hilltop.	Proposed
32	McIver Hill Master Plan (Hippie Hill)	A mixed-use development project comprised of a 200-room lodge and conference center; a spa with 50 hotel rooms; health club; 10,000 square foot meeting hall; single-family residences; office and retail space, a portion of which may be used by Sierra Junior College.	Range*: 373 to 803 mixed units *(This number depend on the amount of office space and vice versa)	Range*: 100,000 to 175,000 (retail/office) *(This number depends on the amount of residential units and vice versa)	80	Hippie Hill area, at the intersection of Interstate 80 and SR 89.	Proposed



### 3.0 PROJECT DESCRIPTION

Map Number	Name of Project	Use	Number of Dwelling Units	Commercial Square Footage	Acreage	Location	Status
<b>NEVADA COUNTY PROJECTS:</b>							
33	Hobart Mills Master Plan	30-acre industrial park, 40 acres of recreation and 63 acres of open space.	N/A	N/A	133	Hobart Mills Road, east of Hwy 89.	Approved
34	Calvary Chapel	Chapel with multi-purpose room.	N/A	N/A	122	Clondike Flats Road, west of Hwy 89.	Approved





**3.2 PROPOSED MARTIS VALLEY COMMUNITY PLAN**

In the fall of 1998, the Placer County Board of Supervisors authorized and directed the planning department to initiate an update of the 1975 Martis Valley General Plan for the Placer County portion of Martis Valley. The Board of Supervisors selected a citizens committee that represented various citizen groups, property owners, and service providers. This committee was authorized by the County and had its first official meeting in January of 1999, with monthly meetings held in the Truckee area through 2002.

The new plan is called the Martis Valley Community Plan and addresses new environmental and socioeconomic conditions of the Martis Valley area, as well as bringing the original Martis Valley General Plan goals and policies into consistency with the 1994 Placer County General Plan. The updated Martis Valley Community Plan provides policy direction that will guide land use development in the Plan area as well as the protection/preservation of natural resources and open space. The updated Martis Valley Community Plan also includes proposed roadway improvements in the Plan area that are expected to be necessary in order to accommodate future traffic volumes generated by development under the Plan.

**MARTIS VALLEY COMMUNITY PLAN OBJECTIVES**

Section 2 (Land Use) of the proposed Martis Valley Community Plan identifies the following goals associated with the general intent of the Plan:

- Goal 1.A: To promote the wise, efficient, and environmentally-sensitive use of Martis Valley lands to meet the present and future needs of Placer County residents and businesses.
- Goal 1.B: To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Martis Valley.
- Goal 1.C: To designate adequate commercial land for and promote development of commercial uses to meet the present and future needs of Martis Valley residents and visitors and maintain economic vitality.
- Goal 1.D: To designate adequately-sized, well-located areas for the development of public facilities to serve both community and regional needs.
- Goal 1.E: To designate land for and promote the development and expansion of public and private recreational facilities to serve the needs of residents and visitors.
- Goal 1.F: To conserve Placer County's forest resources, enhance the quality and diversity of forest ecosystems, reduce conflicts between forestry and other uses, and encourage a sustained yield of forest products.
- Goal 1.G: To preserve and enhance open space lands to maintain the natural resources of the County.
- Goal 1.H: To preserve and enhance open space for outdoor recreation purposes.
- Goal 1.I: To preserve and enhance open space lands for health and safety purposes.

### 3.0 PROJECT DESCRIPTION

Goal 1.J: To preserve and enhance open space lands for resource production purposes.

Goal 1.K: To maintain a healthy and diverse local economy that meets the present and future employment, shopping, recreational, public safety, and service needs of Martis Valley residents and to expand the economic base to better serve the needs of residents.

#### COMPONENTS OF THE MARTIS VALLEY COMMUNITY PLAN

#### Land Use Map

##### Proposed Land Use Map (PP)

**Figure 3.0-5** and **Table 3.0-2** identifies the Proposed Land Use Diagram (referred to in this document as “PP”), which modifies the existing Martis Valley General Plan Land Use Map (1975) and reduces the anticipated buildout conditions of the Plan area (see **Tables 3.0-2** and **3.0-3**). However, as part of the environmental review process, the County is evaluating the physical environmental effects of the Proposed Land Use Diagram and three land use map alternatives further described below.

**TABLE 3.0-2**  
**PROPOSED LAND USE DIAGRAM (PP) HOLDING CAPACITIES BY LAND USE CATEGORY**

Land Use Designation	Acres
General Commercial	39
Forest (1 du/40ac)	17,065
High Density Residential (10 – 15 du/ac)	18
Medium Density Residential (5 – 10 du/ac)	457
Low Density Residential (1 – 5 du/ac)	2,648
Rural Residential (0.4 – 1 du/ac)	834
Forest Residential (2.5 – 10 ac/du)	250
Tourist/Resort Commercial (15 du/ac) <sup>1</sup>	49
Professional Office	6
Public/Quasi Public	31
Open Space	3,660
Water	509
Holding Capacity for Potential Dwelling Units (Gross)	20,467
Adjusted Holding Capacity (standard 20% reduction applied, adjusted for proposed unit count <sup>2</sup> , not at high end of range for LDR [3 du/ac] and MDR [6 du/ac])	9,220

du: dwelling unit                      ac: acres

<sup>1</sup>: Except for ski mountain commercial areas.

<sup>2</sup>: Lahontan I and II (537 units), Ponderosa Palisades/Sierra Meadows (449 units), Northstar-at-Tahoe (3,700 units), Martis Ranch (1,360 units), Hopkins Ranch (87 units), Siller Ranch (1,000 units), Eaglewood (506 units), Waddle Ranch (894 units), Waddle Road and SR 267 (105 units), SR 267 frontage (21 units), Northstar Drive (270 units), east of SR 267 (160 units), Joerger (51 units), County line (80 units).

Existing Martis Valley General Plan Land Use Map (AA)

This consists of readopting the existing Martis Valley General Plan land use map (1975) with the new Community Plan policy document. **Table 3.0-3** summarizes the land use acreages and units that could occur under this land use plan, taking into consideration existing development in the Plan area as well as acreage reductions for roadways and other improvements associated with development. **Figure 3.0-6** illustrates this land use map. As further described in Section 4.0 (Introduction to the Environmental Analysis and Assumptions Used), this land use map option is coded as "AA" throughout the EIR. This land use consideration is equivalent to the "No Project Alternative."

**TABLE 3.0-3**  
**EXISTING MARTIS VALLEY GENERAL PLAN LAND USE MAP (AA)**  
**HOLDING CAPACITIES BY LAND USE CATEGORY**

Land Use Designation	Acres
Commercial	26
Forest (1 du/10ac)	13,692
High Density Residential (15.2 du/ac)	6
High Density Residential (3 – 6 du/ac)	272
Medium Density Residential (1 – 3 du/ac)	3,052
Low Density Residential (0.4 – 1 du/ac)	1,181
Valley Residential (2.5 – 10 ac/du)	70
Public Service	83
Recreation	130
Ski-Based Commercial (15 du/ac) <sup>1</sup>	84
Water	509
Open Space (1 du/ac)	6,439
Holding Capacity for Potential Dwelling Units (Gross)	15,360
Adjusted Holding Capacity (existing developed areas <sup>2</sup> and a standard 20 percent reduction applied)	11,688

du: dwelling unit

ac: acres

<sup>1</sup>: Except for ski mountain commercial areas.

<sup>2</sup>: Lahontan I and II (537 units), Sierra Meadows/Ponderosa Palisades (449 units).



### 3.0 PROJECT DESCRIPTION

#### Alternative 1 Land Use Map (AB)

Alternative 1 consists of minor changes to the existing Martis Valley General Plan land use map generally consisting of bringing it up to date with current development conditions in the Plan area, Timber Production zoning that came into being subsequent to the original Plan adoption which prohibits residential and commercial development in areas originally designated for such development, and making it consistent with land use designation categories used in the 1994 Placer County General Plan. **Table 3.0-4** summarizes the land use acreages and units that could occur under this land use plan, while **Figure 3.0-7** illustrates this land use map. As further described in Section 4.0 (Introduction to the Environmental Analysis and Assumptions Used), this land use map option is coded as "AB" throughout the EIR.

**TABLE 3.0-4**  
**ALTERNATIVE 1 LAND USE MAP (AB)**  
**HOLDING CAPACITIES BY LAND USE CATEGORY**

Land Use Designation	Acres
General Commercial	22
Forest (1 du/40ac)	14,704
High Density Residential (10 – 15 du/ac)	6
Medium Density Residential (5 – 10 du/ac)	130
Low Density Residential (1 – 5 du/ac)	2,816
Rural Residential (0.4 – 1 du/ac)	273
Forest Residential (2.5 – 10 ac/du)	387
Public/Quasi Public	35
Professional Office	1
Tourist/Resort Commercial (15 du/ac) <sup>1</sup>	82
Water	509
Open Space	6,584
Holding Capacity for Potential Dwelling Units (Gross)	17,496
Adjusted Holding Capacity (existing developed areas and associated adjustments <sup>2</sup> and a standard 20 percent reduction applied)	10,311

du: dwelling unit

ac: acres

<sup>1</sup>: Except ski mountain commercial areas.

<sup>2</sup>: Lahontan I and II (537 units), Sierra Meadows/Ponderosa Palisades (449 units), Northstar-at-Tahoe (4,332 units).

### Alternative 2 Land Use Map (AC)

Similar to Alternative 1, Alternative 2 brings the land use map up to date with current development conditions in the Plan area, Timber Production zoning that came into being subsequent to the original Plan adoption which prohibits residential and commercial development in areas originally designated for such development, and establishes consistency with land use designation categories used in the 1994 Placer County General Plan. However, this land use map differs from the existing Martis Valley General Plan and Alternative 1. The land use designations define precise areas of anticipated development and open space areas within large land areas (e.g., Northstar-at-Tahoe, Siller Brothers property [also known as Siller Ranch], Martis Valley Associates, LLC [proposed Eaglewood project site]) in a more precise way than either the existing Martis Valley General Plan and Alternative 1.

**Table 3.0-5** summarizes the land use acreages and units that could occur under this land use plan, while **Figure 3.0-8** illustrates this land use map. As further described in Section 4.0 (Introduction to the Environmental Analysis and Assumptions Used), this land use map option is coded as "AC" throughout the EIR.

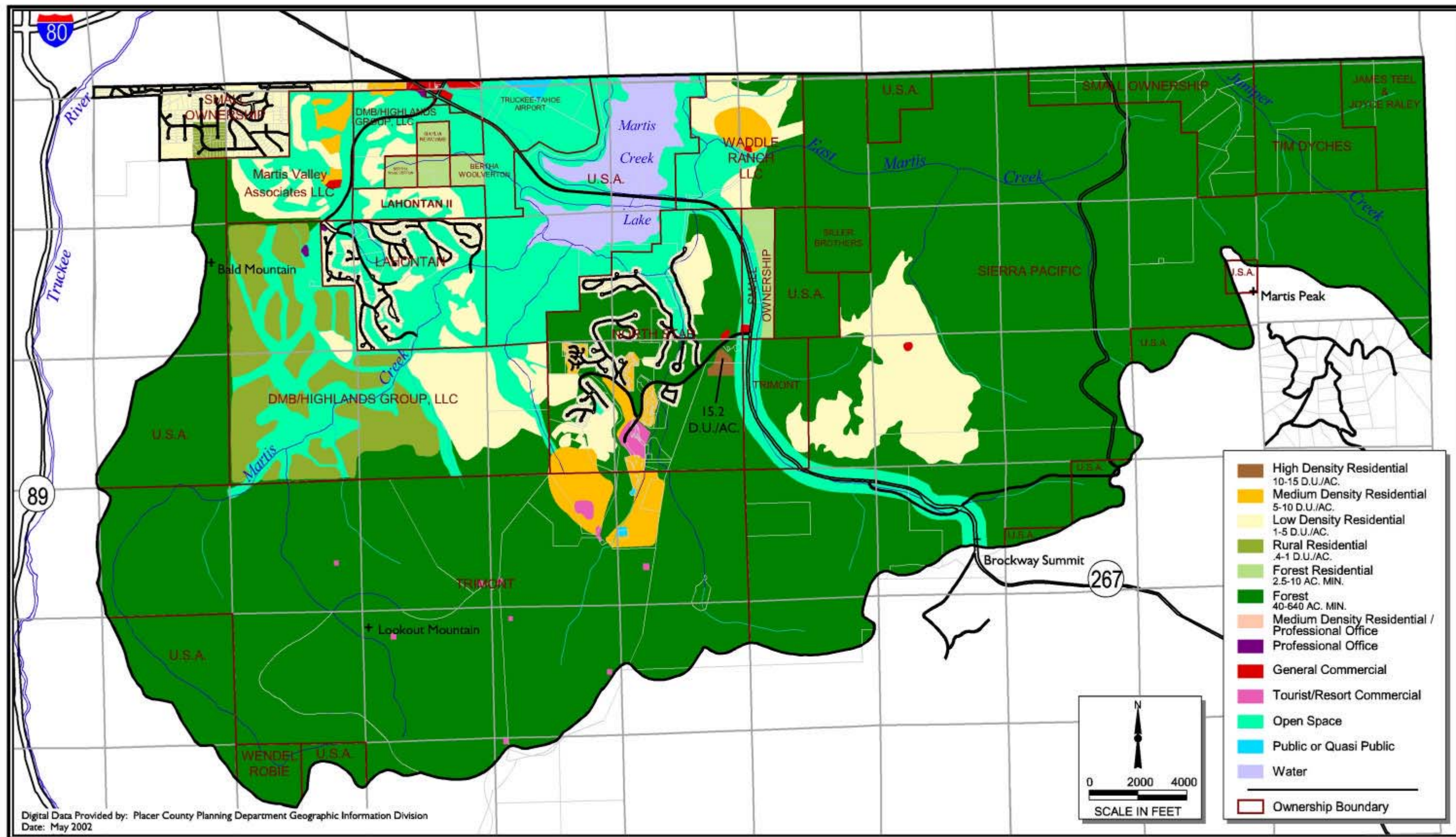
**TABLE 3.0-5**  
**ALTERNATIVE 2 LAND USE MAP (AC) HOLDING CAPACITIES BY LAND USE CATEGORY**

Land Use Designation	Acres
General Commercial	29
Forest (1 du/40ac except 10,000 acres of TPZ at 160 ac/du)	17,789
High Density Residential (10 – 15 du/ac)	18
Medium Density Residential (5 – 10 du/ac)	439
Low Density Residential (1 – 5 du/ac)	1,842
Rural Residential (0.4 – 1 du/ac)	795
Forest Residential (2.5 – 10 ac/du)	228
Public/Quasi Public	29
Professional Office	12
Tourist/Resort Commercial (15 du/ac) <sup>1</sup>	100
Water	509
Open Space	3,730
Holding Capacity for Potential Dwelling Units (Gross)	16,959
Adjusted Holding Capacity (standard 20 percent reduction applied, adjusted for proposed unit count <sup>2</sup> , not at high end of range for LDR [3 du/ac] and MDR [6 du/ac])	7,956

du: dwelling unit      ac: acres

<sup>1</sup>: Except ski mountain commercial areas.

<sup>2</sup>: Lahontan I and II (537 units), Ponderosa Palisades/Sierra Meadows (449 units), Northstar-at-Tahoe (3,700 units), Hopkins Ranch (87 units), Siller Ranch (1,000 units), Eaglewood (506 units), Waddle Ranch (894 units), Waddle Road and SR 267 (135 units), SR 267 frontage (21 units), Northstar Drive (270 units), east of SR 267 (160 units), Joerger (51 units), County line (80 units).





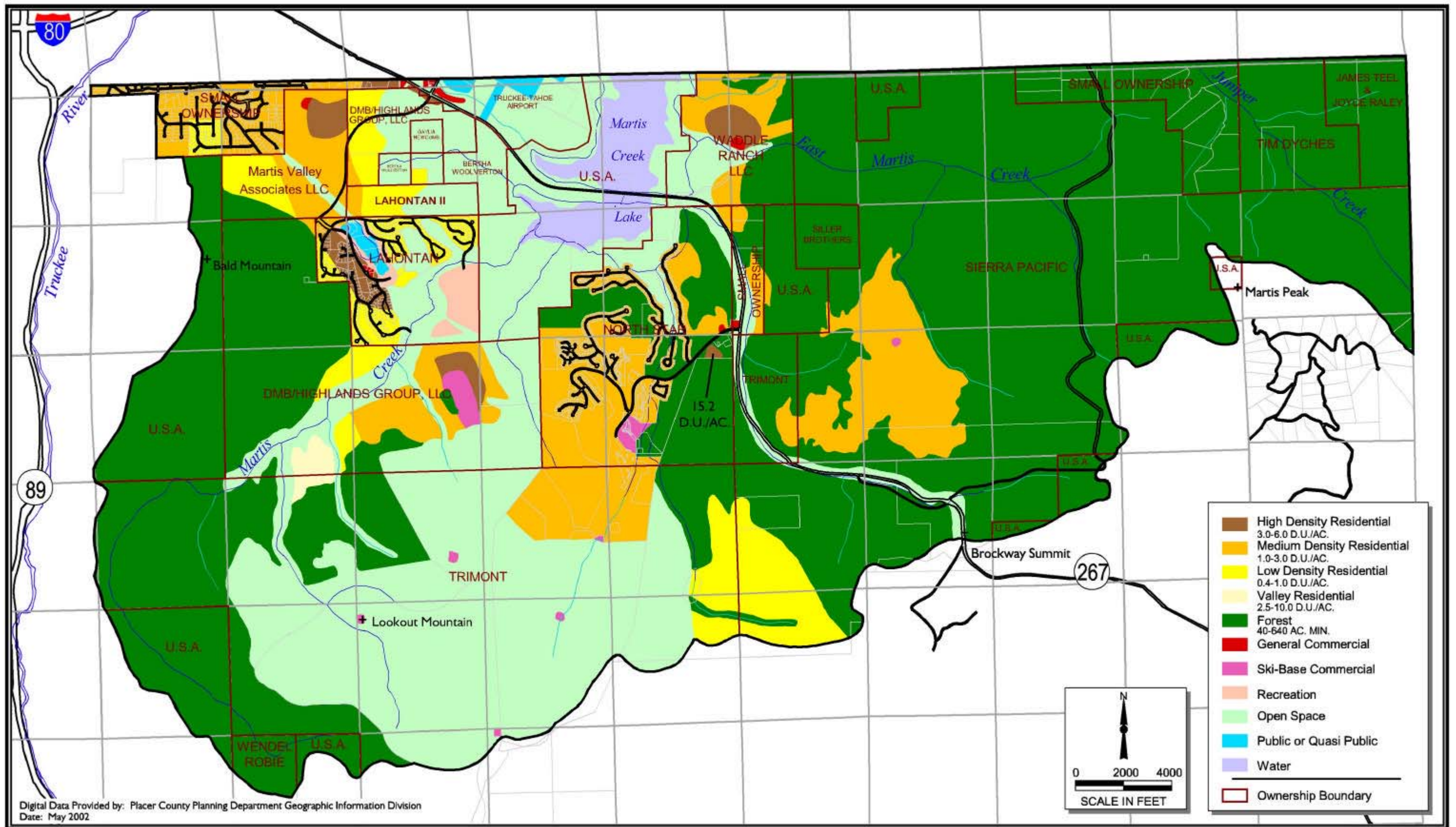


FIGURE 3.0-6  
EXISTING MARTIS VALLEY GENERAL PLAN LAND USE MAP (AA)



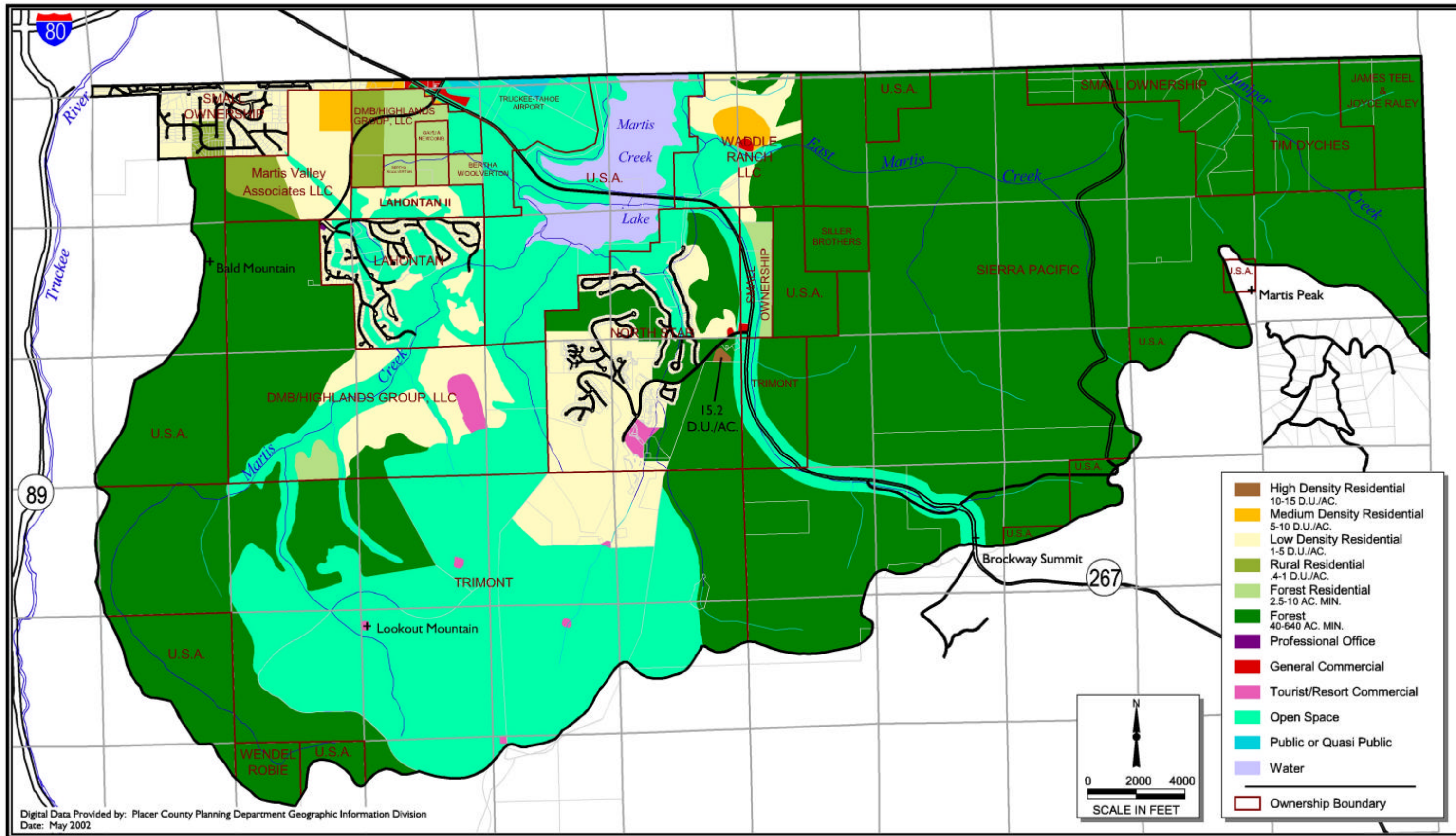


FIGURE 3.0-7  
ALTERNATIVE 1 LAND USE MAP (AB)



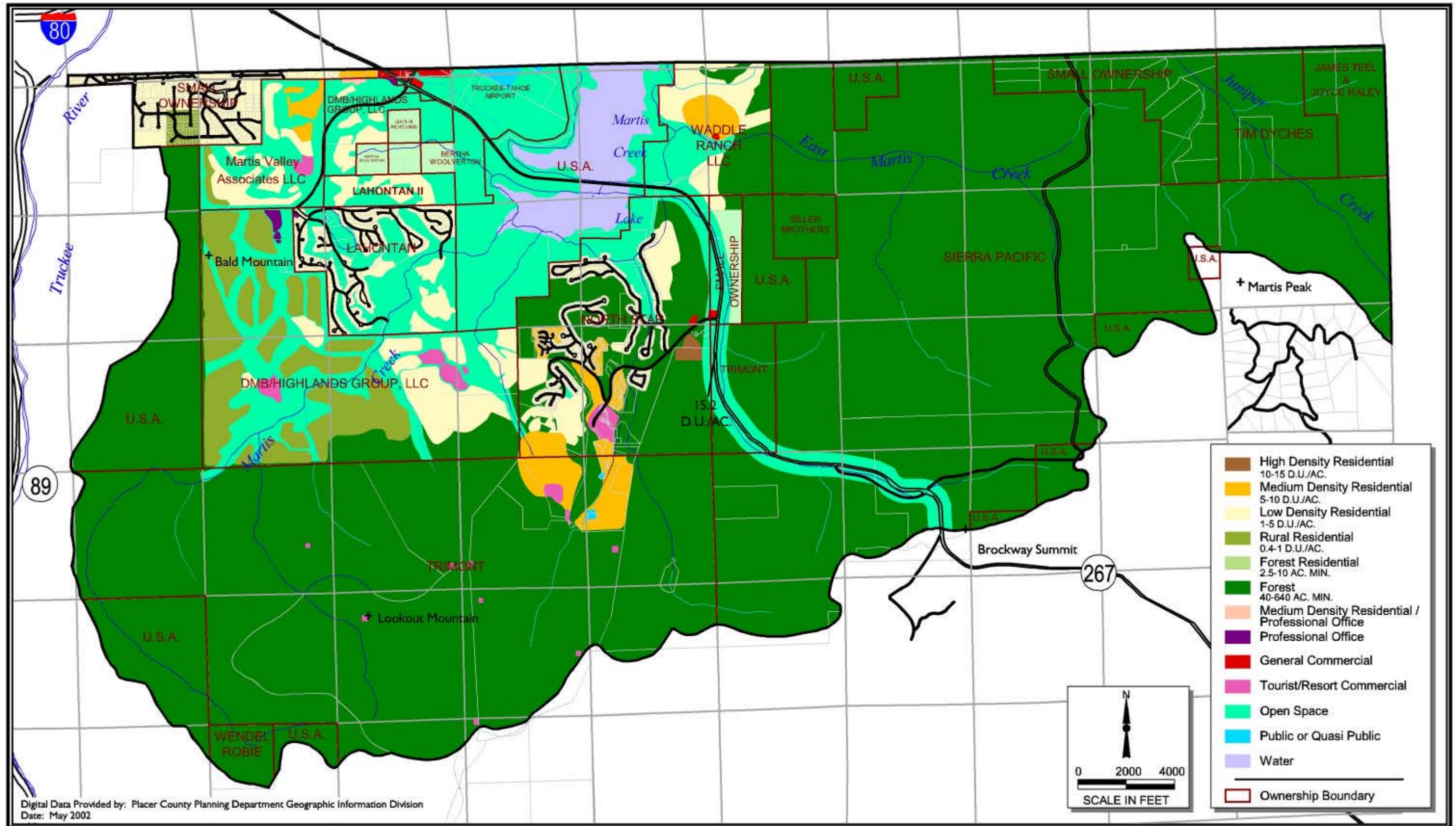


FIGURE 3.0-8  
ALTERNATIVE 2 LAND USE MAP (AC)



## **Proposed Martis Valley Community Plan Policy Document**

The Martis Valley Community Plan is divided into ten sections, which consist of Land Use, Population and Housing, Community Design, Transportation and Circulation, Public Facilities and Services, Recreation and Trails, Cultural Resources, Natural Resources and Noise. These sections are briefly described below.

### Land Use Section

The Land Use Section consists of goals, policies and implementation programs for directing and regulating development and land management in the Plan area for residential, commercial, public, recreational, forestry and economic uses as well as provisions for the protection of natural resources. The Land Use Section also provides a description of the land use designations and the types of land uses that are typically allowed in that land use designation.

### Population and Housing

This section includes policies associated with providing adequate and affordable housing in the Plan area for existing and future residents. This includes employee housing for new and expanding resort facilities in the Plan area.

### Community Design

The purpose of the Community Design Section is to encourage the preservation of the unique and scenic features and landscape characteristics of the Plan area (e.g., mountains, forests, valley floor, waterways). The goals, policies and implementation programs of this section are intended to require development to blend and complement existing natural conditions of the Plan area. Specific provisions include compliance with the Placer County Design Guidelines Manual and associated design guidelines for specific areas such as Northstar, Truckee-Tahoe Airport and the west valley.

### Transportation and Circulation

This section provides goals, policies and implementation programs to address future transportation, roadway, and transit improvement needs in order to support development under the Plan. Specific transportation improvements under consideration for the Plan include the following:

- New roadway interconnection associated with connecting Big Springs Drive with the future Sawmill Flat Road within the Northstar-at-Tahoe resort community.
- Widening of SR 267 to four lanes from Northstar Drive to the SR 267 Bypass.

The Transportation and Circulation Section also includes policies associated with supporting public transit, bicycle and pedestrian use and continued use of the Truckee-Tahoe Airport.

### Public Facilities and Services

The Public Facilities and Services Section's goals, policies and implementation programs are intended to ensure that adequate public services and facilities are provided as development

### **3.0 PROJECT DESCRIPTION**

---

under the Plan occurs. These policies address funding of services and adequate provision of water, wastewater, storm drainage, flood protection, solid waste, fire protection and public schools.

#### Recreation and Trails

This section provides goals, policies and implementation programs associated with meeting recreation and park demand in the Plan area. This includes coordination with the Truckee Donner Park and Recreation District (TDPRD) and provision of active (e.g., park sites) and passive (e.g., trails) recreational opportunities in the Plan area. In addition, the Recreation and Trails Section includes policies that involve coordination in implementing the portion of the TDPRD Trails Master Plan that is within the Plan area (see **Figure 3.0-9**).

#### Cultural Resources

Given the area's relation to known significant cultural and paleontological resource sites and features, the Cultural Resources Section includes policies to preserve and enhance cultural and paleontological resources identified.

#### Natural Resources

As described in Sections 4.7 through 4.9 and 4.12 of this EIR, the Plan area consists of a variety of natural resource features. This section addresses preservation of natural resources as well as protection of property and residents from natural resource hazards associated with geologic and seismic conditions and flooding.

#### Noise

The Noise Section establishes a policy framework for the identification and reduction of potential excessive noise sources. This section addresses stationary noise source issues as well as transportation related noise sources, such as SR 267 and the Truckee-Tahoe Airport. Policies identify requirements for acoustical analyses to be performed for development projects and identifies noise exposure standards for land uses.

### **3.3 SUBSEQUENT PROJECTS AND DEVELOPMENT IN THE MARTIS VALLEY COMMUNITY PLAN AREA**

Upon certification of this EIR and adoption of the Martis Valley Community Plan, subsequent development and public projects in the Plan area would be evaluated for their consistency with the Plan. In addition, environmental review of subsequent projects in the Plan area that are determined to be consistent with the Martis Valley Community Plan would be subject to the provisions of CEQA and the Placer County Environmental Review Ordinance.

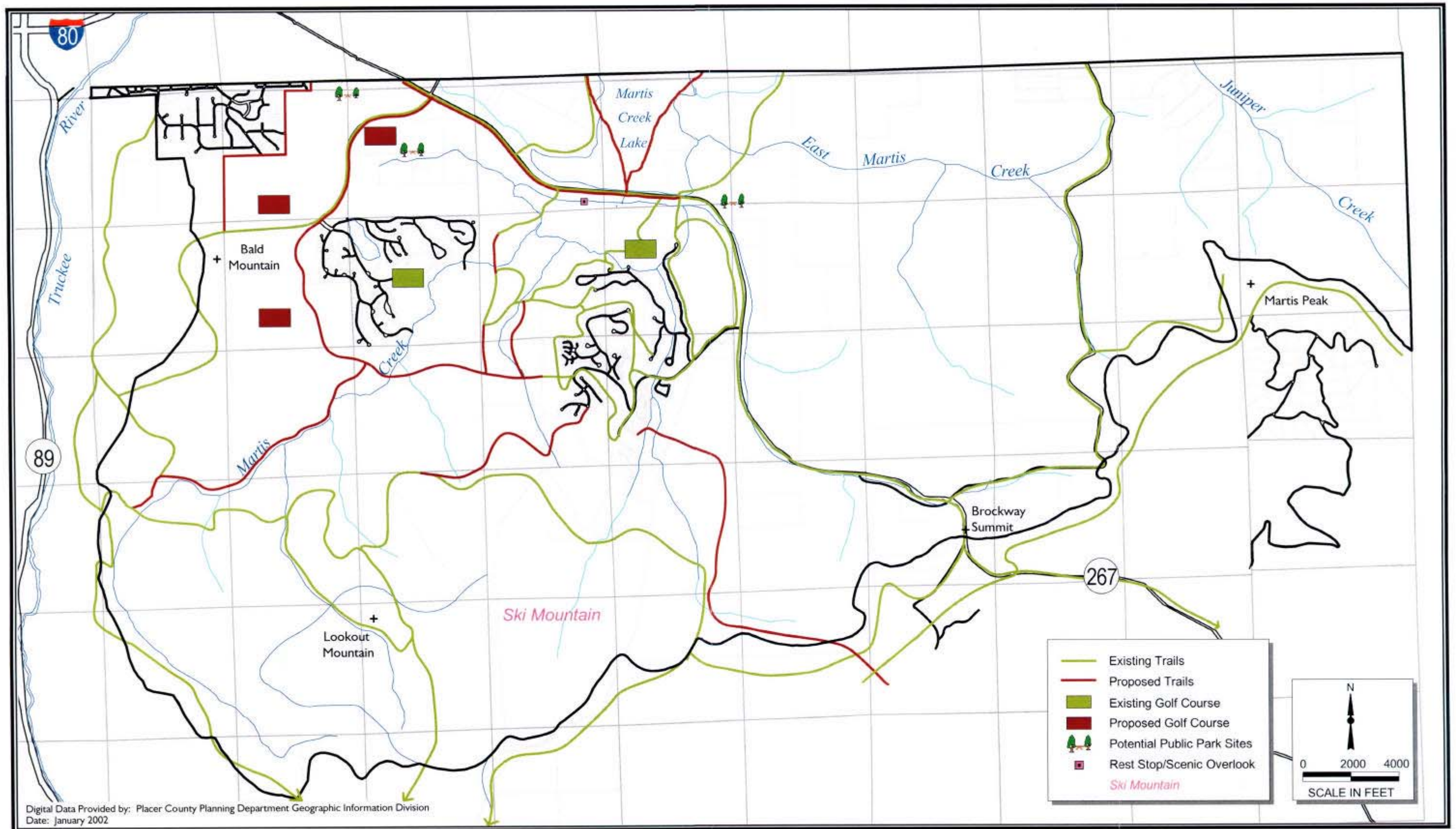


FIGURE 3.0-9  
MARTIS VALLEY RECREATION SITES, PARKS AND TRAILS



**3.4 REGULATORY REQUIREMENTS, PERMITS AND APPROVALS**

This EIR may be used for the following direct and indirect actions regarding the Plan area:

**PLACER COUNTY**

The Martis Valley Community Plan would be presented to the Placer County Planning Commission for comment, review and recommendations. The Placer County Board of Supervisors, as the County's legislative body, will be the approving authority for the Martis Valley Community Plan. As part of the Plan's approval, the Board of Supervisors would take the following actions:

- Certification of the Martis Valley Community Plan EIR.
- Adoption of a resolution amending the County-wide General Plan through the adoption of the Martis Valley Community Plan.
- Adoption of an ordinance amending the Placer County Zoning Maps for properties within the Plan area so that the County zoning maps and the Martis Valley Community Plan land use map are consistent.
- Adoption of required findings for the above actions, including required findings under the CEQA Guidelines, Sections 15090, 15091 and 15093 (statement of overriding considerations).

Subsequent actions that may be taken by the County regarding the Plan area include, but are not limited to, the following:

- Implementation of financing programs or fee programs (capital improvement program) for public facilities.
- Approval of subsequent development projects.
- Approval of subsequent public facility and roadway improvement projects.

**OTHER GOVERNMENTAL AGENCY APPROVALS**

Additional subsequent approvals and permits that may be required from local, regional, state and federal agencies include, but are not limited to, the following:

- Placer County Local Agency Formation Commission approval of service areas or spheres of influences modifications for service districts.
- Placer County Air Pollution Control District approval of dust control plans and other permits for subsequent projects.
- Caltrans approval of improvements and/or funding for future improvements on SR 267.
- Extension of service and/or expansion of infrastructure facilities by area service districts (Placer County Water Agency, Truckee-Donner Public Utility District, Northstar Community

### **3.0 PROJECT DESCRIPTION**

---

Services District, Tahoe-Truckee Sanitation Agency, Truckee Sanitation District, Pacific Bell, Truckee Fire Protection District, California Department of Forestry and Fire Protection).

- California Department of Forestry and Fire Protection approvals for timber production and conversion permits.
- California Department of Fish and Game approval of potential future streambed alteration agreements, pursuant to Fish and Game Code. Approval of any future potential take of state listed wildlife and plant species covered under the California Endangered Species Act.
- Lahontan Regional Water Quality Control Board (RWQCB) approval of any activity impacting Plan area water features, pursuant to the Clean Water Act and RWQCB standards (e.g., Basin Plan).
- U.S. Army Corps of Engineers approval of any future wetland fill activities, pursuant to the Clean Water Act.
- U.S. Fish and Wildlife Service approvals involving any future potential take of federally listed wildlife and plant species and their habitats covered under the Federal Endangered Species Act.

---

## 4.0 ENVIRONMENTAL SETTING, IMPACTS, AND MITIGATION MEASURES

---